

Minutes
Cascade Charter Township
Zoning Board of Appeals
Special Meeting
Tuesday December 21, 2021
5:30 P.M.
2870 Jacksmith Ave SE

ARTICLE 1. Chair Mead called the meeting to order at 5:30 P.M.
Members Present: Tom McDonald, Ralph Moxley, Aaron Mead, Lou Berra, Valerie Milliken
Members Absent: None
Others Present: Interim Planning Director Hilbrands and those listed on the sign-in sheet

ARTICLE 2. Pledge of Allegiance

ARTICLE 3. Approve the current Agenda

Motion was made by Member McDonald to approve the current Agenda. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 4. Acknowledge visitors and those wishing to speak to non-agenda items.

There were not any visitors that wished to speak to non-agenda items.

ARTICLE 5. Case #21-3687/Jeff Coffey/Thornapple Brewing

Property Address: 6262 28th St

Requested Action: The applicant is requesting approval to allow the placement of three seasonal temporary structures for outdoor seating.

Interim Planning Director Hilbrands presented the case. The applicant previously received a variance to allow two temporary igloo structures at Thornapple Brewing and is now requesting the approval to be amended to allow three, seasonal, temporary structures for outdoor seating. They would like to use the wooden huts that were previously located on the sidewalk and in the parking lot due to Covid-19 dining restrictions. Even though this isn't a zoning variance, it's something that requires zoning board approval, noted in 4.18 of the zoning ordinance. They have fire department approval, as long as there aren't any open flames heating the structures. The building department said that no additional permits are needed, as long as the structure is less than 120 sq ft, are up for less than 180 days, and are limited to no more than 9 people in a single structure at a time. They will need to be inspected by the building and fire departments every year. The previous variance allowed the structures to be up for 4 months a year while the new request is to have them up 179 days a year, after which they would have to be removed from the property. They would be able to go up the following year for the same amount of time. Staff is recommending approval of the applicant's request for three temporary structures, either igloos or wooden huts, to be

located in their outdoor seating area, as requested, with three staff conditions. The first condition is that they remain in good standing with the liquor control commission, the planning department, the building department, and the fire department, the second being that the structures cannot be up for more than 179 days per year, after which time they would need to be removed from the property, and the third is that they have the fire department and building department inspect the structures prior to occupancy each year.

The applicant, Eric Fouch, co-owner of Thornapple Brewing, thanked the board for their support and the special meeting time they added to hear this case.

Member Berra asked what type of heating they intended to use and the applicant said they would be heated by propane heaters that have the mushroom head on the top. He shared an image showing the heaters coming out from the middle of the tables and going up near the roof, completely away from the sidewalls, to mitigate any possible fire hazards.

Member Moxley asked if there was a big demand for this type of seating and the applicant explained that it was more of a novelty that people wanted to take pictures of pre-Covid but it became very popular last year when dining rooms were required to be closed. This year he doesn't know how popular they will be so they intend to put two up and maybe a third if there is enough demand.

Motion to open public hearing by Member McDonald. Supported by Member Moxley. Motion carried.

There was no one who wished to make a comment.

Motion to close public hearing by Member McDonald. Supported by Member Moxley. Motion carried.

Motion was made by Member McDonald to approve case #21-3687 with staff conditions. Supported by Member Moxley. Motion carried 5 to 0.

ARTICLE 6. Old Business

The next meeting will be in January, starting off the new year, but there aren't currently any cases slated for presentation so it may be cancelled.

ARTICLE 7. Adjournment

Motion to adjourn was made by Member Berra. Supported by Member Milliken. Motion carried 5 to 0. The meeting was adjourned at 5:37 P.M.

Respectfully submitted,

Ralph Moxley, Secretary